

ERIC GOULD  
ATTORNEY AT LAW

REMITTANCE ADDRESS:  
5773 WOODWAY, SUITE 184  
HOUSTON, TEXAS 77057  
(713) 213-3781  
Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Joe West  
9 Greenway Plaza, Suite 110  
Houston, Texas 77046

Invoice #1116013

November 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

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	Professional services	Hours
10/04/16 EG	Attend Cash Collateral hearing before Judge Paul; confer with Abel and Grocer Supply attorneys regarding sale progress and cash collateral issues; announce Agreement to Court regarding 90 day extension on cash collateral; draft correspondence to Nowak and Leger regarding status update.	1.10
10/06/16 EG	Review correspondence from McClure and Green Bank regarding status of closing; draft correspondence to Nowak and Leger regarding status update.	0.20
10/12/16 EG	Review correspondence from McClure and Title Company regarding additional items needed for closing; draft correspondence to title company regarding requested payoff date.	0.15
10/13/16 EG	Review Whitestone REIT Proof of Claim; correspond with parties regarding anticipated closing date.	0.15
10/14/16 EG	Review correspondence from Ramos regarding closing .	0.10

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10/17/16	EG	Review preliminary HUD-1; correspond with Flores regarding updated payoff statements for 10/21 closing.	0.15
10/21/16	EG	Review correspondence from parties regarding closing issues remaining.	0.10
10/24/16	EG	Review correspondence from Flores and McClure regarding corrected warranty deed; Review September Monthly Operating Report.	0.15
10/25/16	EG	Review correspondence from Flores regarding 10/25 closing.	0.05
10/26/16	EG	Review correspondence from parties regarding updated closing details -10/28.	0.10
10/28/16	EG	Review Final HUD-1; correspond with Fuentes and Leger at Bank regarding closing and lien release.	0.20
10/31/16	EG	Confirm funding to occur today; forward HUD-1 to Leger per telephone call; draft Bank's Fee Application.	0.60

		<u>Amount</u>
Subtotal for FEES	3.05 hours @ \$250.00 per hour	\$ 762.50
Disbursements:		
Parking		6.00
County Clerk		<u>0.00</u>
Subtotal for Disbursements		6.00
Total amount of this bill		<u>                    </u>
		<b>\$ 768.50</b>

**PLEASE MAKE CHECK PAYABLE TO: ERIC GOULD**

**ERIC GOULD  
ATTORNEY AT LAW**

REMITTANCE ADDRESS:  
5773 WOODWAY, SUITE 184  
HOUSTON, TEXAS 77057  
(713) 266-3311 ext. 3  
Tax ID [REDACTED]

Community Bank of Texas, N.A.  
Attn: Joe West  
9 Greenway Plaza, Suite 110  
Houston, Texas 77046

Invoice #1016013

October 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

	Professional services	Hours
09/07/16 EG	Review correspondence from McClure and attached Title Commitments; Draft correspondence to Flores at Post Oak Title regarding payoff statements; Correspond with Leger at Bank requesting pay off statements on 2 notes; Provide payoff statements to title company.	0.25
09/12/16 EG	Correspond with McClure and Ramos, attorney for buyer, confirming Green Bank requiring Phase 2 Environmental and closing to be re-set for 9/30.	0.20
09/21/16 EG	Review correspondence from McClure and title company regarding closing status; draft follow-up correspondence to Flores regarding status of Palestine closing.	0.20
09/22/16 EG	Review correspondence from Green Bank regarding Phase 2 results not yet received and 9/30 closing may not occur; draft correspondence to Nowak and Leger regarding status update.	0.15
09/23/16 EG	Receipt and review of August Monthly Operating Report.	0.15
09/23/16 EG	Receipt and review of correspondence from buyer's attorney and review Phase II Report; draft correspondence to Nowak and Leger regarding Phase II Report.	0.50
09/26/16 EG	Review correspondence from Nowak regarding independent review of Phase II Report.	0.10
09/30/16 EG	Correspond with Nowak regarding status of Green Bank financing of Palestine property and Debtor's \$5000 per month payment; multiple correspondence with Debtor's attorney and buyer's attorney regarding status of Westfield and Palestine purchases – Innocent Owner Certificate to be obtained	0.35

	<u>Amount</u>
Subtotal for FEES 1.90 hours @ \$250.00 per hour	\$ 475.00
Disbursements:	
Copies	0.70
County Clerk	<u>0.00</u>
Subtotal for Disbursements	0.70
Total amount of this bill	<u>\$ 475.70</u>

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REMITTANCE ADDRESS:  
5773 WOODWAY, SUITE 184  
HOUSTON, TEXAS 77057  
(713) 266-3311 ext. 3  
Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0816013

August 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
07/01/16	EG Review and analyze breakdown received from Debtor's attorney regarding authorized cash collateral withdrawals and actual withdrawals.	0.20
07/05/16	EG Review correspondence from Abel regarding July 20 <sup>th</sup> closing on house and funds to be used to repay DIP account; receipt and review of new \$3m contracts received and McClure correspondence to tenant's attorney.	0.25
07/06/16	EG Review Durrschmidt correspondence regarding Debtor in charge of bank account; draft follow-up correspondence to McClure regarding disclosure to Court; review McClure correspondence regarding cash collateral hearing; receipt and review of June Prosperity Bank statement.	0.20
07/07/16	EG Attend cash collateral hearing before Judge Paul; conference with McClure, Durrschmidt and Abel regarding unauthorized withdrawals from cash collateral and new offer for \$3m; received July \$5000 check from Abel – forward to Nowak.	1.50
07/12/16	EG Review correspondence from McClure regarding tenant will match \$3m offer.	0.05
07/13/16	EG Correspond with McClure regarding tenant has matched \$3m offer and will sign contracts.	0.15
07/14/16	EG Receipt and review of correspondence from McClure regarding Motion to Sell to be drafted and filed; review Commercial Contract for purchase of Palestine property; draft correspondence to Nowak regarding status update.	0.50
07/15/16	EG Review McClure correspondence regarding opening of title.	0.10
07/18/16	EG Receipt and review of Monthly Operating Report for June, 2016.	0.15
07/19/16	EG Receipt and review of Emergency Motion for Authorization to Sell Improved Commercial Property.	0.20

07/20/16	EG	Review calendar deadlines per the contract provided by McClure.	0.10
07/26/16	EG	Review Notice of Hearing set for 8/4 on Motion to Sell.	0.10
07/27/16	EG	Review Harris County's Amended Proof of Claim; receipt and review of Resolution's Motion for Valuation.	0.20

			<u>Amount</u>
		Subtotal for FEES 3.70 hours @ \$250.00 per hour	\$ 925.00
		Disbursements:	
		Copies	0.00
		Postage	0.48
		Parking	9.00
		County Clerk	<u>0.00</u>
		Subtotal for Disbursements	9.48
		Total amount of this bill	<u>\$ 934.48</u>

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Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0716013

July 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
06/02/16	EG Correspond with GSC and Debtor's counsel regarding another 30 day Agreed Order; attend Cash Collateral Court hearing at Bankruptcy Court; discuss pending sales contract and tax issues with counsel and advise Court of sale status; draft correspondence to Nowak regarding status update and June \$5000 adequate protection check received and mailed to Nowak; reviewed and approved 4 <sup>th</sup> Interim Cash Collateral Order.	1.25
06/03/16	EG Review Agreed 4 <sup>th</sup> Interim Cash Collateral Order signed on 6/3/16; review Correspondence between Debtor and tenant regarding tax issue.	0.30
06/04/16	EG Review correspondence from McClure regarding accounting for account shortage.	0.10
06/08/16	EG Correspond with McClure regarding delinquent tax agreement with tenant; review proposed Agreement between Debtor and tenant.	0.25
06/15/16	EG Draft correspondence to McClure regarding status of tax Motion and execution of Contract.	0.15
06/16/16	EG Receipt and review of Debtor's Emergency Motion for Order Approving Settlement Agreement and General Release with tenant and proposed Order; draft correspondence to Nowak regarding status update; Correspond with McClure regarding contract status.	0.50
06/20/16	EG Review correspondence from McClure regarding 6/23 hearing on tax Settlement agreement with tenant; review revised Motion and Order.	0.15
06/21/16	EG Receipt and review of May Monthly Operating Report.	0.10
06/22/16	EG Multiple correspondence with Debtor's attorney, taxing authority attorney GSC attorney regarding tax payment agreement; review revised Agreement;	0.35

Review IRS Proof of Claim.

06/23/16 EG	Review GSC attorney correspondence to Debtor's attorney; review McClure's response and copies of bank statements; review Order Approving Agreement with Tenant on delinquent tax payments; draft correspondence to Nowak updating status of tax payment agreement; draft correspondence to McClure regarding improper withdrawals by Abel; review correspondence From McClure regarding \$3m offer.	0.55
06/27/16 EG	Receipt and review of revised May Monthly Operating Report.	0.15
06/29/16 EG	Review correspondence from Durrschmidt and McClure regarding DIP Account.	0.15

	<u>Amount</u>
Subtotal for FEES 4.00 hours @ \$250.00 per hour	\$ 1000.00
Disbursements:	
Copies	2.20
Postage	0.48
Parking	6.00
County Clerk	<u>0.00</u>
Subtotal for Disbursements	8.68
 Total amount of this bill	 <u>\$ 1008.68</u>

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Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0616013

June 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
05/03/16	EG Correspond with McClure regarding status of tax issue and offer to purchase property; review response from tenant.	0.20
05/05/16	EG Prepare and attend 3 <sup>rd</sup> Interim Cash Collateral Hearing before Judge Paul-Conference with Abel, McClure and Durrschmidt regarding tax and sale Status; announce 30 day Agreed Order to Court and provide proposed Agreed Order; receipt and review of 3 <sup>rd</sup> Interim Cash Collateral Order signed by Judge Paul; review Notice of Continued Cash Collateral hearing for 6/2/16.	1.05
05/06/16	EG Correspond with Debtor's attorney and Nowak regarding status of May 6, 2016 Payment – to be delivered to Bank.	0.10
05/23/16	EG Correspond with Debtor's attorney and GSC attorney regarding issue of Abel withdrawals from account in excess of permitted amounts under Agreed Order and no contract from Dallas buyer.	0.30
05/24/16	EG Review April Monthly Operating Report.	0.10
05/31/16	EG Review correspondence from McClure attaching proposed Commercial Contracts for purchase of both properties at \$1.3m each.	0.25
Subtotal for FEES 2.00 hours @ \$250.00 per hour		<u>Amount</u> \$ 500.00
Disbursements:		
Copies		0.90
Parking		6.00
County Clerk		<u>0.00</u>
Subtotal for Disbursements		6.90
Total amount of this bill		<u>\$ 506.90</u>

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Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0516013

May 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
04/01/16	EG Review Notice of Rescheduled Hearing to 4/7 at 9:15 a.m.	0.10
04/05/16	EG Review correspondence from McClure regarding unpaid ad valorem taxes	0.10
04/06/16	EG Draft status report update for Leger; correspond with Durrschmidt and McClure regarding unpaid tax issues and proposes Interim Agreed Order.	0.25
04/07/16	EG Attend hearing on Motion for Use of Cash Collateral – confer with Debtor's and GSC's counsel with Abel regarding tax issue and collect \$5000 check – present Agreed Order Permitting Use of Cash Collateral for additional 30 days- signed by Judge Paul; forward check to Nowak and advise on status of cash collateral order.	1.00
04/08/16	EG Review signed Agreed Third Interim Order on Cash Collateral.	0.05
04/13/16	EG Receipt and review of breakdown of taxes owed by tenant to Abel as Provided by Abel's attorney (includes 3 <sup>rd</sup> party tax payments).	0.25
04/15/16	EG Prepare exhibits to Proof of Claim and transmit to Court.	0.25
04/20/16	EG Receipt and review of March, 2016 Monthly Operating Report and Amended Report.	0.15
04/28/16	EG Review correspondence from McClure regarding update on tax issues.	0.10
Subtotal for FEES 2.25 hours @ \$250.00 per hour		<u>Amount</u> \$ 562.50
Disbursements:		
Postage		0.00
Parking		6.00

County Clerk	<u>0.00</u>
Subtotal for Disbursements	6.00
Total amount of this bill	<u>\$ 568.50</u>

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Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0416013

April 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
03/07/16	EG Draft status report for Leger; correspond with Nowak and McClure regarding receipt of \$5000 payment on temporary check – confirmed that it is from DIP account.	0.25
03/21/16	EG Correspond with McClure regarding adequate protection payments and status of tenant response.	0.10
03/23/16	EG Correspond with McClure and Durrschmidt regarding tax issue to resolve before agreement on final cash collateral order; review Monthly Operating Report for February.	0.20
03/24/16	EG Correspond with Nowak prior to hearing; Pre-hearing meeting with all counsel and Abel; attend hearing and announce 14 day agreement providing for no insider payments but to include payments to GSC and Bank; review and approve draft of 2 <sup>nd</sup> Interim Order on Cash Collateral; review Harris County and Galena ISD tax records regarding amounts owed on Palestine property for 2014 and 2015; draft correspondence to McClure and Nowak regarding taxes due on Palestine property.	1.40
03/29/16	EG Receipt and review of Agreed Second Interim order on Cash Collateral signed by Judge Paul on 3/29/16.	0.10
Subtotal for FEES 2.05 hours @ \$250.00 per hour		<u>Amount</u> \$ 512.50
Disbursements:		
Postage		0.00
Parking		9.00
County Clerk		<u>0.00</u>
Subtotal for Disbursements		9.00
Total amount of this bill		<u>\$ 521.50</u>

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HOUSTON, TEXAS 77057  
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Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0316013

March 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
02/01/16 EG	Attend hearing at U.S. Bankruptcy Court on Debtor's Motion for Authority to use Cash Collateral – 14 day Budget; amended to reduce expenditures; correspond with Nowak regarding hearing and strategy.	1.00
02/02/16 EG	Review Notice of US Trustee's Inability to Appoint Creditors' Committee.	0.10
02/03/16 EG	Correspond with Nowak regarding proceeding against Abel for past due and current loan payments.	0.15
02/04/17 EG	Review Resolution Finance LLC's Notice of Appearance; review Resolution Finance LLC's Proof of Claim for tax lien transfer on	0.25
02/08/16 EG	Review Title Report; correspond with Nowak regarding issues raised by Report; review prior Deeds of Trust, title commitment and title policy, Memorial City Bank loan request, funding to MetroBank and Nowak correspondence; communication with Nowak regarding title issue and offer to sell Note to Grocer's Supply; review Bank attorney correspondence to Startex; correspond with Durrschmidt regarding loan balance and appraised value of property.	1.00
02/12/16 EG	Review proposed Budget by property received from Debtor's attorney; multiple correspondence with Nowak and McClure regarding lease payment, adequate protection, insurance and maintenance issues as it pertains to Budget; review Palestine lease agreement; receipt and review of GSC Proof of Claim.	0.70
02/15/16 EG	Multiple communications with Debtor's attorney and Grocer's Supply attorney regarding terms of final cash collateral order and marketing of properties for sale	0.30
02/16/16 EG	Attend Bankruptcy Court hearing on Debtor's Emergency Motion for Authority to use Cash Collateral – complete negotiation on Interim 30 day Order – announce	1.40

Agreement to Court; correspond with Nowak regarding status update; draft proposed Agreed Interim 30 day Order.

02/17/16	EG	Correspond with Nowak regarding forthcoming cash collateral hearing; Review certificates of insurance and forward to Nowak.	0.20
02/22/16	EG	Receipt and review of Agreed Interim 30 Day Cash Collateral Order signed by Judge Paul on 2/22/16; review Letter of Intent received from Khaled Properties for \$4.2m.	0.20
02/24/16	EG	Receipt and review of revised certificates of insurance and forward to Nowak.	0.10

Subtotal for FEES 5.40 hours @ \$250.00 per hour	<u>Amount</u>	\$ 1350.00
Disbursements:		
Postage	0.00	
Research Staff – Title Report	140.73	
Texas Secretary of State	31.90	
Parking	12.00	
County Clerk	<u>0.00</u>	
Subtotal for Disbursements	184.63	
 Total amount of this bill		 <u>\$ 1534.63</u>

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5773 WOODWAY, SUITE 184  
HOUSTON, TEXAS 77057  
(713) 266-3311 ext. 3  
Tax ID # [REDACTED]

Community Bank of Texas, N.A.  
Attn: Robert Nowak and Joe West  
Wedge Tower  
1415 Louisiana, 4<sup>th</sup> Floor  
Houston, Texas 77002

Invoice #0216013

February 1, 2016

In Reference To: File No.: COMM/013  
Matter: Abel & Sons, Inc.  
Loan #: 7216599 & 7216610

Professional services		Hours
01/06/16	EG Receipt and review of correspondence from Nowak regarding background details on loans, collateral, insurance and tax issues; review loan payoffs; review loan and collateral documents; review bankruptcy Petition and case docket.	1.00
01/08/16	EG Correspond with Debtor's attorney, McClure, regarding insurance declaration issue on building; communication with Nowak regarding insurance issue and appraisal.	0.25
01/11/16	EG Receipt and review of 2011 Bank appraisal; draft Notice of Appearance and Request for Notices;	0.50
01/12/16	EG Correspond with McClure regarding arrangements for conducting appraisal; Review correspondence from Nowak regarding insurance requirements.	0.25
01/14/16	EG Receipt and review of Harris County Proof of Claim i/a/o \$57,000; review correspondence from Leger and Nowak regarding force place insurance letter to borrower and related correspondence.	0.30
01/19/15	EG Review Guaranty Agreements and draft Notice of Default to Abel; correspond with McClure regarding cash collateral issues and forward Assignments of Notes and Leases to McClure; review HCAD records on Pasadena property; draft correspondence to McClure regarding asset valuation versus debt; review Notice of Trial Setting on tax suit – advised Bank that stay will prevent suit from proceeding to trial.	1.25
01/21/16	EG Receipt and review of Debtor's Motion for Short Extension to File Schedules and Statement of Financial Affairs to 1/26; draft correspondence to Nowak regarding new Motion for Extension.	0.15
01/25/16	EG Receipt and review of Debtor's Schedules and Statement of Financial Affairs; correspond with Nowak regarding filing of Schedules; review Nowak correspondence.	0.50

01/26/16	EG	Receipt and review of IRS Proof of Claim;	0.10
01/29/16	EG	Correspond with Grocer's Supply attorney; draft Bank's Limited Objection to Motion for Authority to Use Cash Collateral; 01/29/16 EG Review appraisal contents regarding market value.	0.60

Subtotal for FEES 4.90 hours @ \$250.00 per hour	<u>Amount</u> \$ 1225.00
Disbursements:	
Postage	7.95
County Clerk	<u>0.00</u>
Subtotal for Disbursements	7.95
Total amount of this bill	<u>\$ 1232.95</u>

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**Hughes Watters Askanase**

Attorneys at Law  
Total Plaza  
1201 Louisiana, 28th Floor  
Houston, TX 77002  
Telephone 713-759-0818  
Facsimile 713-759-6834  
TAX I.D. NO. 76-0249314

Community Bank of Texas  
P.O. Box 929  
Crosby, TX 77532

February 1, 2016  
Invoice 517748

ID: CROS-00078 - CEH  
Re: Abel & Sons, Inc. & Harris Cty

120599, 120610

For Services Rendered Through December 31, 2015

Current Fees

117.00

Total Current Charges

117.00

FEB 05 2016

*Alayer*

(sign here)

269-57480

Please note our address change as of December 1, 2015 to:  
HughesWattersAskanase 1201 Louisiana, Suite 2800 Houston, TX 77002

**Hughes, Watters & Askanase, L.L.P.**

Community Bank of Texas  
 Re: Abel & Sons, Inc. & Harris Cty  
 I.D. CROS-00078 - CEH

February 1, 2016  
 Invoice 517748  
 Page 2

Fees				
Date	Atty	Description	Hours	Amount
12/18/15	SAN	Review correspondence from Carol Brown forwarding new suit and loan documents. Briefly review suit and loan documents.	0.30	58.50
12/21/15	SAN	Correspond with Audrey Leger and Carol Brown regarding answer deadline.	0.10	19.50
12/28/15	SAN	Draft Original Answer.	0.20	39.00
<b>Total Fees</b>			<b>0.60</b>	<b>117.00</b>
<b>Total Current Charges</b>				<b>117.00</b>

HWA accepts Visa, MasterCard and American Express  
 Contact Jim Agnich at 713-328-2837 or jra@hwa.com to take advantage of this option

Please note our address change as of December 1, 2015 to:  
 Hughes Watters Askanase 1201 Louisiana, Suite 2800 Houston, TX 77002

**Hughes Watters Askanase**

Attorneys at Law  
 Total Plaza  
 1201 Louisiana, 28th Floor  
 Houston, TX 77002  
 Telephone 713-759-0818  
 Facsimile 713-759-6834  
 TAX I.D. NO. 76-0249314

Community Bank of Texas  
 P.O. Box 929  
 Crosby, TX 77532

February 29, 2016  
 Invoice 518088

ID: CROS-00078 - CEH  
 Re: Abel & Sons, Inc. & Harris Cty

4610 & 599

For Services Rendered Through January 31, 2016

Balance Forward		117.00
Current Fees	78.00	
Current Disbursements	6.06	
Total Current Charges		84.06
<b>Total Due</b>		<b>201.06</b>

Open Invoices				
Invoice Date	Invoice Number	Original Amount	Payments and Credits	Balance
02/01/16	517748	117.00	0.00	117.00
<b>Totals</b>		<b>117.00</b>	<b>0.00</b>	<b>117.00</b>

Credited 3/8/16  
 ck# 64759

Please note our address change as of December 1, 2015 to:  
 Hughes Watters Askanase 1201 Louisiana, Suite 2800 Houston, TX 77002